



## 77 Trevean Way, Newquay, Cornwall, TR7 1TW

AN EXQUISITE DETACHED RESIDENCE, FINISHED TO THE HIGHEST STANDARDS WE'VE SEEN, BREATHTAKING ESTUARY VIEWS. FLEXIBLE FOUR BEDROOM LAYOUT, INCLUDING WOW FACTOR SEMI OPEN PLAN LIVING, TWO SUN-DRENCHED TERRACES & BEAUTIFUL MANICURED GARDENS. LOCATED IN ONE OF NEWQUAY'S MOST PRESTIGIOUS WATERFRONT POSTCODES.

£1,100,000  
Freehold

our ref: CNN10358



# KEY FEATURES



4

- TRULY OUTSTANDING DETACHED WATERFRONT HOME
- IMMACULATE REMODELLED THREE STOREY ACCOMMODATION
- EXTENDING TO CIRCA 2300 SQUARE FEET
- FLEXIBLE DESIGN WITH FOUR KING SIZE BEDROOMS
- WOW FACTOR SEMI OPEN PLAN LOUNGE/DINER/KITCHEN
- TWO INCREDIBLE SOUTH FACING TERRACES
- BREATHTAKING PANORAMIC COAST AND COUNTRY VIEWS
- GROUND FLOOR ANNEX POTENTIAL
- HUGE, PAVED DRIVE AND INTEGRAL DOUBLE GARAGE
- EXTENSIVELY MANICURED GARDENS WITH HOT TUB



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Energy rating (EPC) **C**

Council tax band: **G**

## SUMMARY

A Luxurious Coastal Haven Overlooking the Gannel Estuary, Moments from Crantock Beach and Fistral Bay

Perched in a coveted south-facing position on the edge of the picturesque Gannel Estuary, 77 Trevean Way is a striking, contemporary four-bedroom home that has been meticulously remodelled to offer over 2,300 square feet of elegant living space across three impressive floors.

This stunning property combines modern design with breathtaking views of the ever-changing tidal waters, offering a seamless blend of style, sophistication, and tranquillity. The home features two expansive south-facing balconies, three chic bathrooms, a luxurious master suite, and a private, low-maintenance garden complete with a hot tub—perfect for enjoying peaceful coastal living.

Upon entering, you are greeted by a bright and spacious hallway leading to a versatile ground-floor bedroom or office, a sleek utility room, and a cloakroom. The integral garage, equipped with an electric roller door, offers plenty of storage and secure parking. Potentially this entire ground floor offers excellent conversion potential for the creation of an annex.

The first floor is dedicated to the sleeping quarters, featuring three generous double bedrooms, two of which share access to the full-width balcony overlooking the estuary.



The master suite is a sanctuary in itself, complete with an impressive dressing room fitted with extensive built-in wardrobes and mood lighting. Each bedroom is serviced by a stylish en-suite bathroom, including a "Jack and Jill" option between two rooms, ensuring comfort and convenience for every occupant.

The top floor is where the home truly shines, offering a spacious and light-filled living area designed to maximize the scenic estuary views. This luxurious semi open plan space includes a remote-controlled gas fire with a granite surround, in the living area perfect for cosy evenings, and plenty of room for relaxed lounging and entertaining. The gorgeous shaker-style kitchen boasts high-end finishes such as granite countertops, a Rangemaster cooker, wine chiller, and an American-style fridge/freezer. With additional features like a breakfast bar, pantry, and under-cabinet lighting, this kitchen is both stylish and functional.

Shared between the kitchen and living room are patio doors onto a cosy sheltered sun terrace that enjoys some of the finest views on offer; the perfect place to relax with a glass of wine as the sun sets over Crantock.

From the kitchen, you can step directly into the beautifully landscaped rear garden, complete with a raised deck and hot tub—ideal for unwinding after a day at the beach. The garden also extends around the side of the property, providing ample space for outdoor enjoyment.

The property offers ample off-road parking on a block-paved driveway, accommodating several vehicles with ease.

Located in a peaceful residential cul-de-sac, 77 Trevean Way enjoys a prime position on the outskirts of vibrant Newquay. This home offers the perfect blend of privacy and convenience, with immediate access to the natural

beauty of the Gannel Estuary, the golden sands of Crantock Beach, and the world-renowned surfing waves of Fistral Beach. Newquay's lively town centre, with its array of shops, restaurants, bars, and attractions, is just moments away. Additional amenities include a cinema, zoo, aquarium, and aqua park. Excellent transport links, including bus and rail services, are close by, while Newquay Airport, just seven miles away, offers both domestic and international flights.

77 Trevean Way is not just a home- it's a gateway to the ultimate coastal lifestyle.

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## ADDITIONAL INFO

Utilities: All Mains Services

Broadband: Yes. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Large Paved Drive & Integral Double Garage.

Heating and hot water: Gas Central Heating for both

Accessibility: Level to front entrance

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Ground Floor

### Hallway

### WC

### Utility room

11' 5" x 7' 8" (3.48m x 2.34m)

### Study/Bedroom

12' 2" x 11' 5" (3.71m x 3.48m)

### Garage

20' 2" x 16' 1" (6.14m x 4.90m)

## First Floor

### Bedroom 1

12' 6" x 12' 3" (3.81m x 3.73m)

### Dressing Room

12' 11" x 11' 3" (3.93m x 3.43m)

### En-suite

11' 7" x 6' 4" (3.53m x 1.93m)

### Bathroom

9' 5" x 7' 11" (2.87m x 2.41m)

### Bedroom 2

12' 3" x 10' 10" (3.73m x 3.30m)

## Balcony 1

33' 10" x 9' 0" (10.30m x 2.74m)

## Bedroom 3

11' 9" x 11' 7" (3.58m x 3.53m)

## En-suite

7' 10" x 4' 0" (2.39m x 1.22m)

## Second Floor

### Living Room

24' 7" x 16' 1" (7.48m x 4.91m)

## Balcony 2

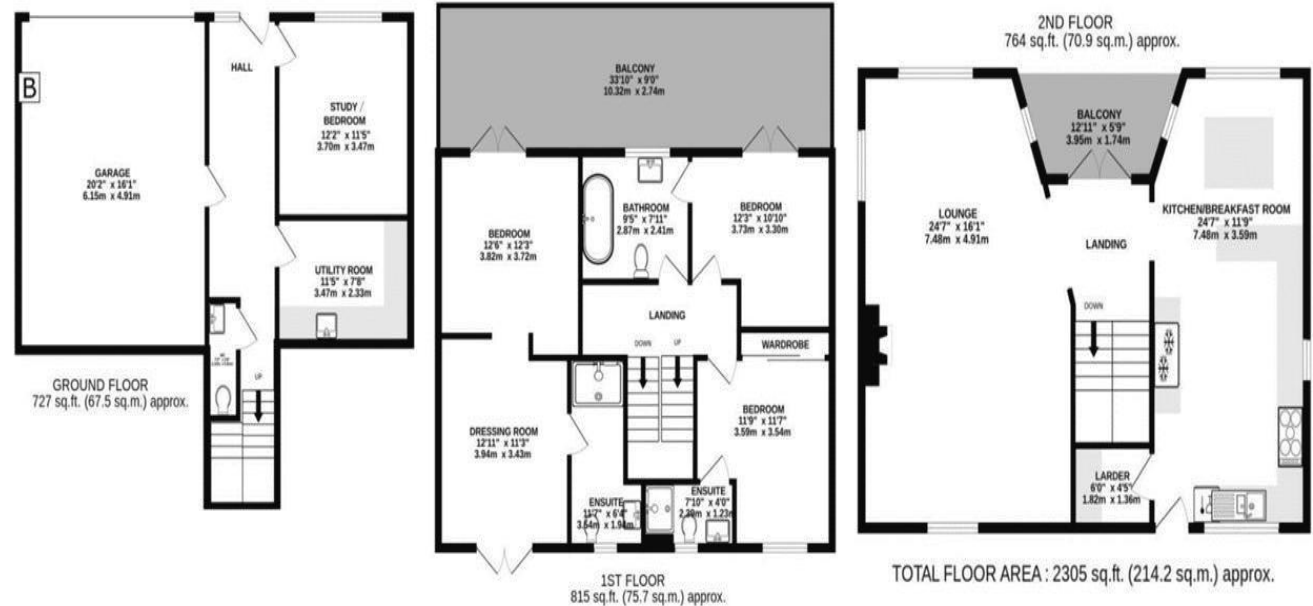
12' 11" x 5' 9" 3.95m x 1.74m)

### Kitchen/Breakfast Room

24' 7" x 11' 9" (7.48m x 3.59m)

### Larder

6' 0" x 4' 5" (1.82m x 1.36m)



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